

November 18, 2003 CPC



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

04SN0120

Victor Morrisette

Clover Hill Magisterial District  
Crenshaw Elementary School, Bailey Bridge Middle School  
and Manchester High School Attendance Zones  
East line of Stigall Drive

- REQUESTS: I. Rezoning from Agricultural (A) to Residential (R-12).
- II. Relief to street access requirements to allow sixty (60) lots on one (1) access.

PROPOSED LAND USE:

A single family residential subdivision is planned. The applicant has agreed to limit development to a maximum of twelve (12) lots yielding a density of approximately 1.7 dwelling units per acre.

RECOMMENDATIONS

- I. Recommend approval of the rezoning for the following reasons:
- A. The proposed zoning and land use complies with the Central Area Land Use Plan which suggests the property is appropriate for residential development of 1.0 to 2.5 units per acre.
- B. The proffered conditions adequately address the impact of this development on necessary capital facilities, as outlined in the Zoning Ordinance and the Comprehensive Plan. Specifically, the need for schools, parks, libraries, fire stations and transportation facilities is identified in the County's adopted Public Facilities Plan, the Capital Improvement Program and the Thoroughfare Plan and the impact of this development is discussed herein. The proffered conditions

adequately mitigate the impact on capital facilities and thereby ensure that adequate service levels are maintained as necessary to protect the health, safety and welfare of County citizens.

- II. Recommend denial of the request for relief to street access requirements for more than fifty (50) lots for the following reasons:
- A. The request fails to meet the criteria established in the Subdivision Ordinance for the granting of such exception.
  - B. Without the provision of a second access, the accessibility to and from the development in an emergency situation, should access be blocked, will be restricted thereby adversely affecting the health, safety and welfare of citizens in the development.

(NOTE: THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS.)

PROFFERED CONDITIONS

- 1. The public water and wastewater systems shall be used. (U)
- 2. Except for timbering approved by the Virginia State Department of Forestry for the purpose of removing dead and diseased trees, there shall be no timbering on the Property until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices have been installed. (EE)
- 3. Development shall be limited to a maximum of twelve (12) lots. (P)
- 4. The applicant, subdivider, or assignee(s) shall pay the following to The County of Chesterfield prior to the issuance of building permit for infrastructure improvements within the service district for the Property:
  - a. \$9,000 per dwelling unit, if paid prior to July 1, 2003; or the amount approved by the Board of Supervisors not to exceed \$9,000 per dwelling unit adjusted upward by any increase in the Marshall and Swift Building Cost Index between July 1, 2002 and July 1 of the fiscal year in which the payment is made, if paid after June 30, 2003.

In the event the cash payments not used for the purpose for which proffered within 15 years of receipt, the cash shall be returned in full to the payor. (B&M)

5. The minimum gross floor area for dwellings shall be:
- a. one story – 1,300 square feet
  - b. more than one story – 1,850 square feet (B&I)

### GENERAL INFORMATION

#### Location:

East line of Stigall Drive, across from Brandenburg Drive. Tax IDs 744-681-2542 and 4918 (Sheet 16).

#### Existing Zoning:

A

#### Size:

7.2 acres

#### Existing Land Use:

Single family residential or vacant

#### Adjacent Zoning and Land Use:

North - R-12; Single family residential or vacant  
South - A and R-15; Single family residential or vacant  
East - R-12; Single family residential or vacant  
West - A and R-9; Single family residential or vacant

### UTILITIES

#### Public Water System:

There is an existing eight (8) inch water line that extends along the western side of Stigall Drive, adjacent to this site. Use of the public water system is intended and has been proffered. (Proffered Condition 1)

#### Public Wastewater System:

There is an existing eight (8) inch wastewater collector extending from Moravia Road, across the request site, to serve the Hunters Landing development north of this site. Use of the public wastewater system is intended and has been proffered. (Proffered Condition 1)

## ENVIRONMENTAL

### Drainage and Erosion:

The subject property drains to the south through Clifton Farms Subdivision and then via tributaries to Swift Creek. There are no existing or anticipated on- or off-site erosion problems. Drainage will be evaluated during the tentative subdivision review process. The property is wooded and should not be timbered without obtaining a land disturbance permit from the Department of Environmental Engineering (Proffered Condition 2). This will insure adequate erosion control measures are in place prior to any timbering.

## PUBLIC FACILITIES

The need for fire, school, library, park and transportation facilities is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program. This development will have an impact on these facilities.

### Fire Service:

The Waterford Fire/Rescue Station, Company Number 7 currently provides fire protection and emergency medical service. The Public Facilities Plan indicates that emergency services calls are expected to increase forty-five (45) percent by 2015. Eight (8) new fire/rescue stations are recommended for construction by 2015 in the Plan. Based on twelve (12) dwelling units, this request will generate approximately three (3) calls for fire and emergency medical services (EMS) each year. The applicant has offered measures to assist in addressing the impact of this proposed development on fire service. (Proffered Condition 4)

The applicant has requested an exception to secondary access requirements. The applicant plans to access the subject property from a road being constructed to serve the Carole Heights development located on the adjacent property. Carole Heights has an approved tentative plan with forty-eight (48) lots. The Carole Heights zoning case prohibited a connection to a stub road in the Hunters Landing Subdivision, therefore eliminating the possibility of a second access to the development from Hunters Landing. This case will bring the total number of lots off of a single access to an excess of fifty (50). The Fire Department opposes the granting of an exception to street access requirements.

### Schools:

Approximately six (6) students will be generated by this development. Currently, this site lies in the Crenshaw Elementary School attendance zone: capacity - 733, enrollment - 786; Bailey Bridge Middle School zone: capacity - 1,621, enrollment - 1,617; and Manchester High School zone: capacity - 1,962, enrollment - 2,399.

This request will have an impact on the elementary and high schools involved. It will also have an impact at the middle school level because Bailey Bridge is so close to capacity. There are currently eight (8) trailers at Crenshaw Elementary; twenty (20) trailers at Bailey Bridge Middle; and seventeen (17) trailers at Manchester High. The applicant has offered measures to assist in addressing the impact of this proposed development on school facilities. (Proffered Condition 4)

It should be noted, two (2) new high schools, proposed to be built by 2006, would replace Clover Hill High and relieve Manchester High.

#### Libraries:

Consistent with the Board of Supervisors' Policy, the impact of development on library services is assessed County-wide. Based on projected population growth, the Public Facilities Plan identifies a need for additional library space throughout the County. Even if the facility improvements that have been made since the Plan was published are taken into account, there is still an unmet need for additional library space throughout the County.

Development of this property could impact the existing Clover Hill Library, the LaPrade Library or a proposed new facility near Lucks Lane. The Public Facilities Plan identifies a need for additional library space in this area of the County. The applicant has offered measures to assist in addressing the impact of this development on library facilities. (Proffered Condition 4)

#### Parks and Recreation:

The Public Facilities Plan identifies the need for four (4) new regional parks. In addition, there is currently a shortage of community park acreage in the County. The Plan identifies a need for 625 acres of regional park space and 116 acres of community park space by 2015. The Plan also identifies the need for neighborhood parks and special purpose parks and makes suggestions for their locations.

The applicant has offered measures to assist in addressing the impact of this proposed development on parks and recreation facilities. (Proffered Condition 4)

#### Transportation:

The property (7.2 acres) is currently zoned Agricultural (A), and the applicant is requesting rezoning to Residential (R-12). Based on single-family trip rates, development could generate approximately 130 average daily trips. These vehicles will be distributed along Stigall Drive to Genito Road which had a 2001 traffic count of 9,369 vehicles per day, and to Bailey Bridge Road which had a 2002 traffic count of 11,000 vehicles per day.

The traffic impact of this development must be addressed. Area roads need to be improved to address safety and accommodate the increase in traffic generated by this development. The applicant has proffered to contribute cash, in an amount consistent with the Board of Supervisors' Policy, towards mitigating the traffic impact of this development. (Proffered Condition 4)

At time of tentative subdivision review, specific recommendations will be provided regarding the proposed internal street network.

Financial Impact on Capital Facilities:

		PER UNIT
Potential Number of New Dwelling Units	12*	1.00
Population Increase	32.64	2.72
Number of New Students		
Elementary	2.88	0.24
Middle	1.56	0.13
High	2.04	0.17
TOTAL	6.48	0.54
Net Cost for Schools	58,164	4,847
Net Cost for Parks	8,316	693
Net Cost for Libraries	4,500	375
Net Cost for Fire Stations	4,812	401
Average Net Cost for Roads	49,308	4,109
TOTAL NET COST	125,100	10,425

\*Based on a proffered maximum density (Proffered Condition 3). Actual number of lots and corresponding impact may vary

As noted, this proposed development will have an impact on capital facilities. Staff has calculated the fiscal impact of every new dwelling unit on schools, roads, parks, libraries and fire stations at \$10,425 per unit. The applicant has been advised that a maximum proffer of \$9,000 per unit would defray the cost of the capital facilities necessitated by this proposed development. Consistent with the Board of Supervisors' Policy, and proffers accepted from other applicants, the applicant has offered cash to assist in defraying the cost of this proposed zoning on such capital facilities. (Proffered Condition 4)

Note that circumstances relevant to this case, as presented by the applicant, have been reviewed and it has been determined that it is appropriate to accept the maximum cash proffer in this case.

## LAND USE

### Comprehensive Plan:

Lies within the boundaries of the Central Area Land Use Plan which suggests that the property is appropriate for residential use of 1.0 to 2.5 units per acre.

### Area Development Trends:

Property to the north and east is zoned Residential (R-12) and is being developed as Carole Heights Subdivision. Property to the south is zoned Agricultural (A) and Residential (R-15) and is occupied by single family residential development on an acreage parcel and in Clifton Farms Subdivision. Properties to the west are zoned Agricultural (A) and Residential (R-9) and are occupied by single family residential development on an acreage parcel and in Frederick Farms Subdivision. Residential development at densities consistent with the Plan is expected to continue in this area.

### House Sizes:

The applicant has proffered house sizes consistent with those approved for the Carole Heights Subdivision to the north and east. (Proffered Condition 5)

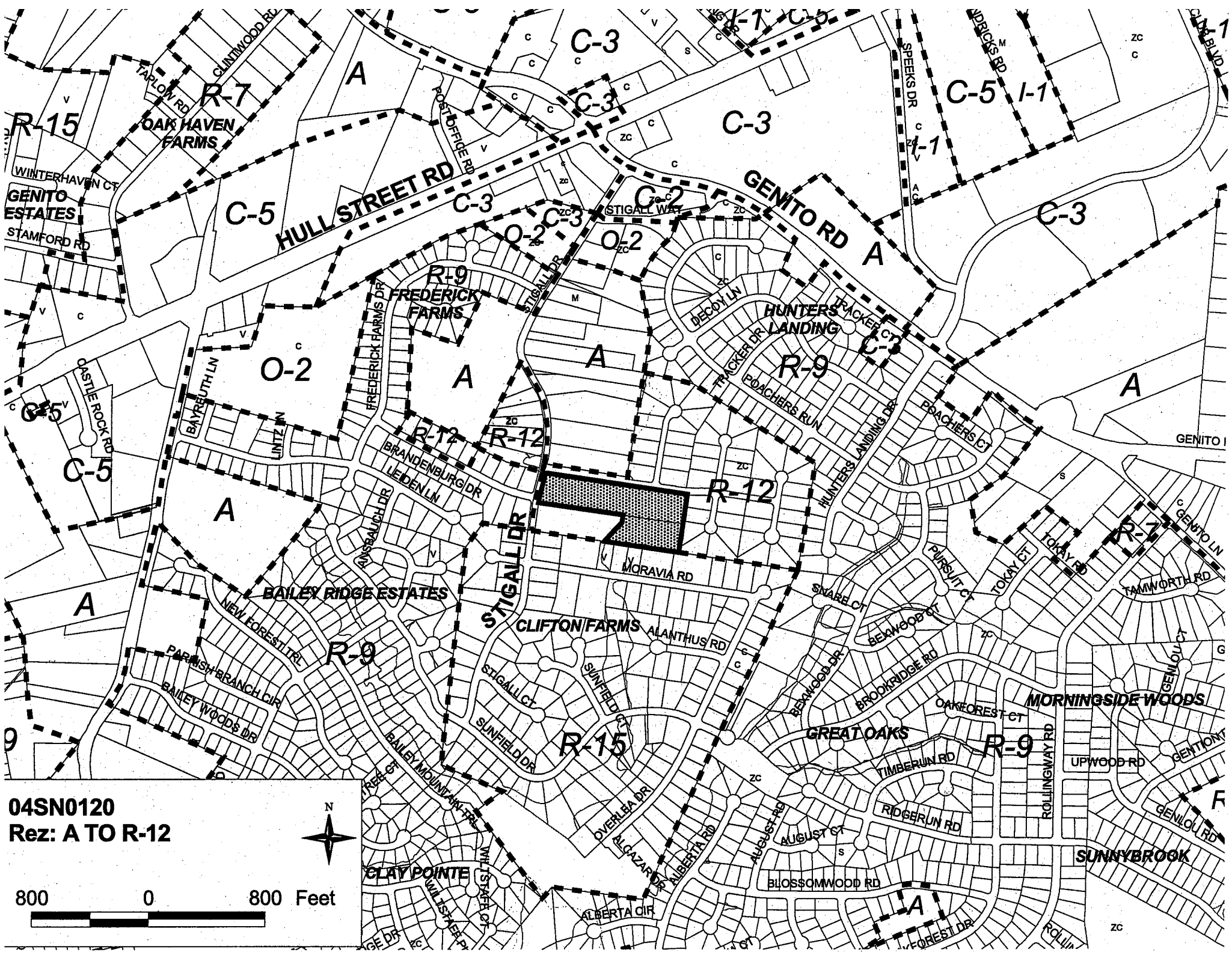
## CONCLUSIONS

The proposed zoning and land use complies with the Central Area Land Use Plan which suggests the property is appropriate for residential development of 1.0 to 2.5 units per acre.

The proffered conditions adequately address the impact of this development on necessary capital facilities, as outlined in the Zoning Ordinance and the Comprehensive Plan. Specifically, the need for schools, parks, libraries, fire stations and transportation facilities is identified in the County's adopted Public Facilities Plan, the Capital Improvement Program and the Thoroughfare Plan and the impact of this development is discussed herein. The proffered conditions adequately mitigate the impact on capital facilities and thereby ensure that adequate service levels are maintained as necessary to protect the health, safety and welfare of County citizens.

The requested relief to street access requirements for more than fifty (50) lots fails to meet the criteria established in the Subdivision Ordinance for the granting of such exception. Specifically, staff finds no existing severe topographic, physical or extenuating circumstances within the project boundaries that would not permit a practical means for a secondary access. Importantly, without the provision of a second access, the accessibility to and from the development in an emergency situation, should access be blocked, will be restricted thereby adversely affecting the health, safety and welfare of citizens in the development.

Given these considerations, approval of Request I (rezoning) and denial of Request II (relief to street access requirements) is recommended.



04SN0120  
Rez: A TO R-12



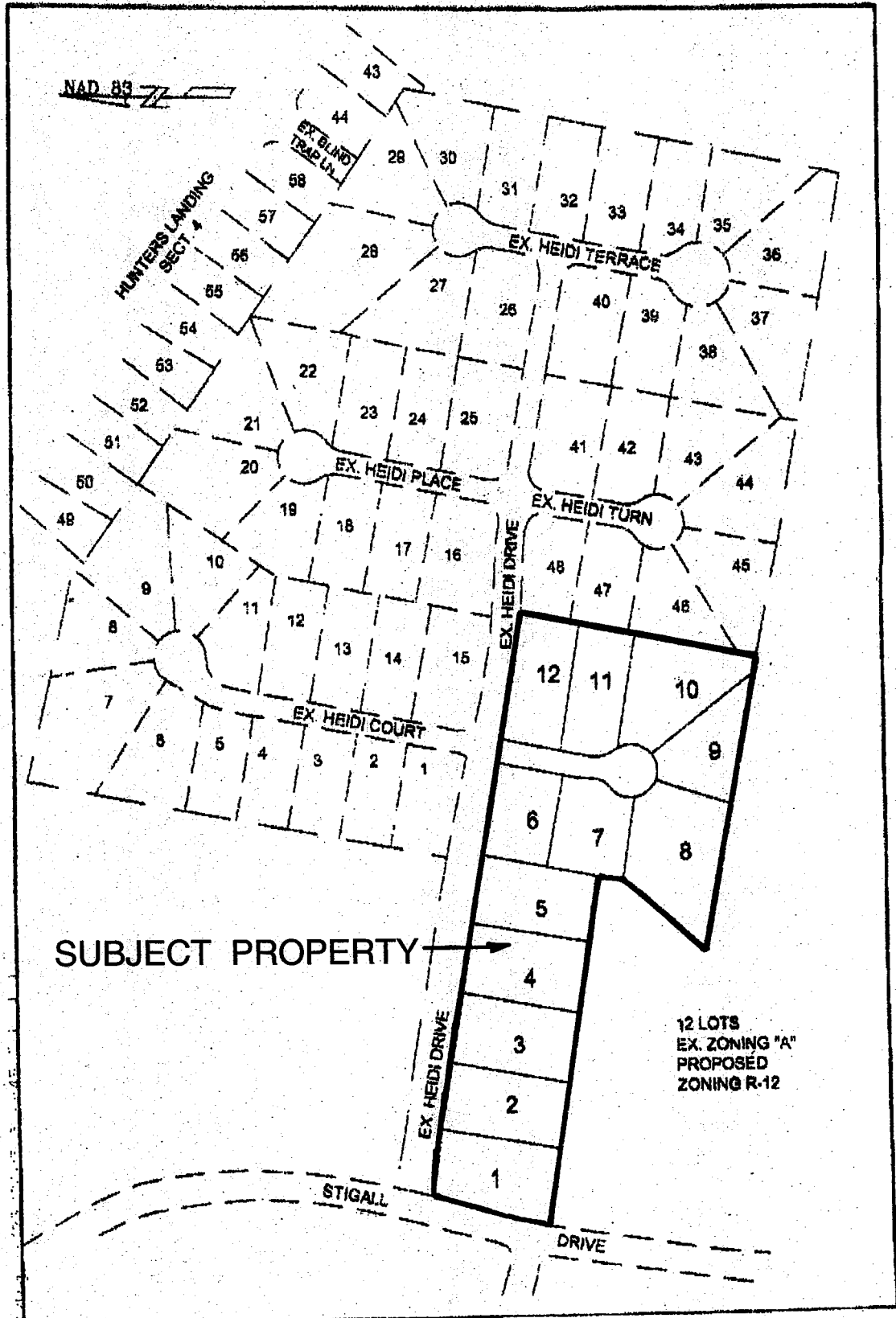
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# CAROLE HEIGHTS COMPILED PLAN

CAROLE  
HEIGHTS  
PHASE I  
(UNRECORDED)



04SNO120-1